



FOR SALE



LAND



6.5 ACRES



## Gerald Ford Business Park

Gerald Ford Dr.

Palm Desert, California 92211

### Property Description

Currently zoned Service Industrial (SI) - This district allows for the development of traditional business parks that allow for manufacture, distribution, research and development, and service of products intended for use within Palm Desert, the center of Coachella Valley and surrounding communities. The site was previously entitled for ±100,000 SF of mixed-use office/commercial. Located in the most vibrant & fastest growing portion of Palm Desert. Additional uses for the site include office, retail, manufacturing, mini-storage and multi-family.

### Property Highlights

- 100,000-120,000 SF of industrial, Flex, Office, Mini-Storage
- Prime Freeway Identity Along Interstate 10 Across the Cal-State Campus and Future Expansion
- Over 120,000 Cars per Day on the Freeway and Major Boulevards
- Adjacent to Hospitality, Industrial, Restaurant, Medical, and Related Services Uses
- The communication connectivity across Gerald Ford Dr. is the best in the valley, brought in to facilitate the college and available to a user of this site.
- Approved for cannabis Research and Development

### OFFERING SUMMARY

Sale Price: \$3,500,000

**Mark Brecheen**

Senior Vice President | 909.243.7618  
mbrecheen@naicapital.com | CalDRE #01067898

**Mervyn E. Kirshner**

SIOR | 760.408.9814  
mkirshner@dc.rr.com | CalDRE #00254315





FOR SALE



LAND



6.5 ACRES



**Mark Brecheen**

Senior Vice President | 909.243.7618  
 mbrecheen@naicapital.com | CalDRE #01067898

**Mervyn E. Kirshner**

SIOR | 760.408.9814  
 mkirshner@dc.rr.com | CalDRE #00254315





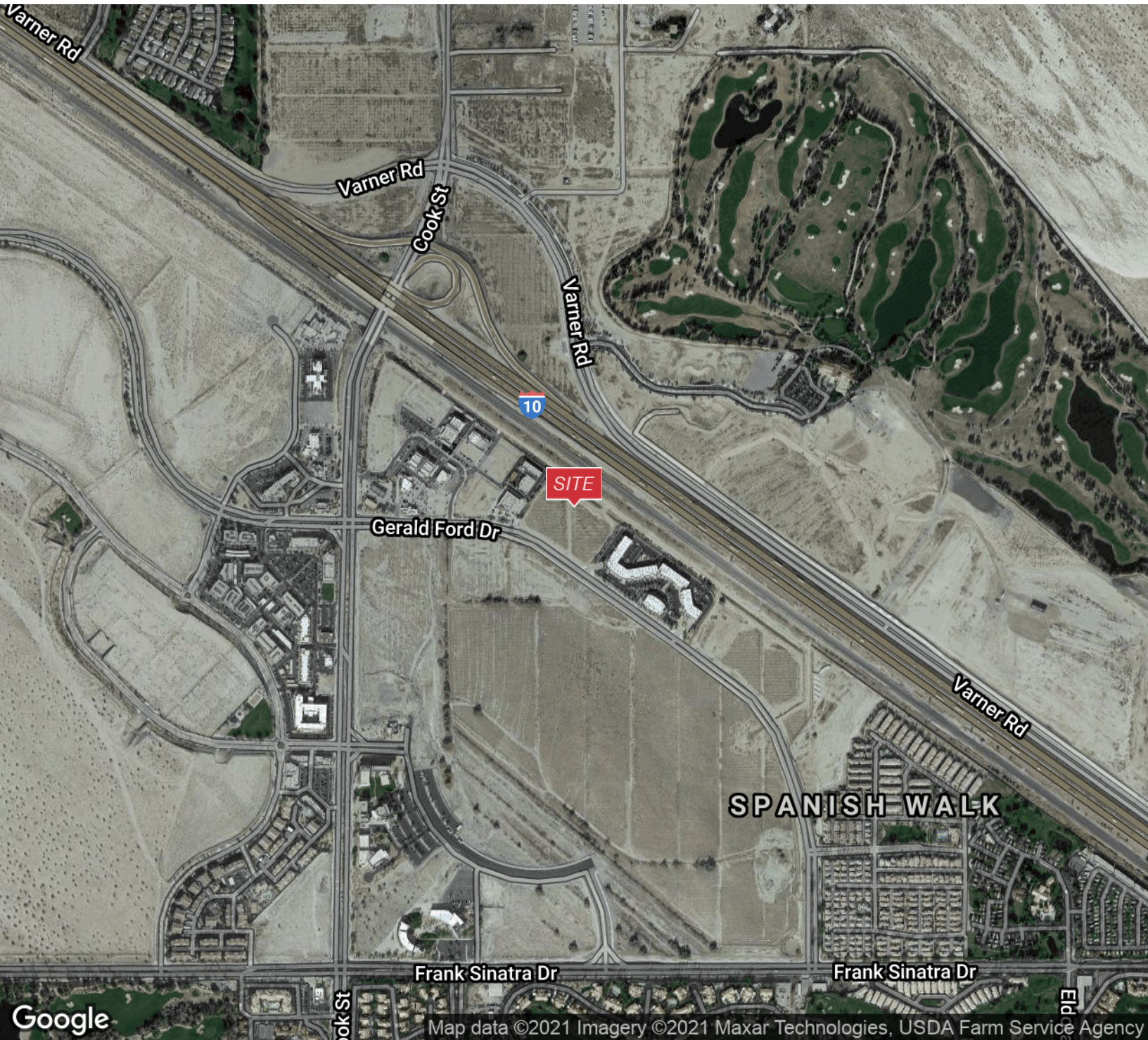
FOR SALE



LAND



6.5 ACRES



**Mark Brecheen**

Senior Vice President | 909.243.7618  
mbrecheen@naicapital.com | CalDRE #01067898

**Mervyn E. Kirshner**

SIOR | 760.408.9814  
mkirshner@dc.rr.com | CalDRE #00254315



www.naicapital.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #02130474